

Lake Buena Vista Resort Village II Hotel Condominium Association, Inc.

Approved Budget All Expenses - Village II

For The Period of January 1, 2026 to December 31, 2026

12/29/2025

COMMON EXPENSES

	VILLAGE II	
	2026 Total	% Of Assn Rev
Revenues		
Association Assessments	\$ 80,985.00	100.00%
Interest Income	\$ -	0.00%
Capital Contribution	\$ -	0.00%
Total Revenues	\$ 80,985.00	100.00%

Operating Expenses		
General		
Accounting Fees	\$ 10,800.00	13.34%
Bad Debt	\$ 2,100.00	2.59%
Bank Charges	\$ 360.00	0.44%
Legal Fees	\$ -	0.00%
Licenses & Fees	\$ 285.00	0.35%
Postage	\$ 360.00	0.44%
Total	\$ 13,905.00	17.17%

Total Operating Expense	\$ 13,905.00	17.17%
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Fixed Expenses		
D&O Insurance Policy	\$ 3,240.00	4.00%
Association Management Fee	\$ 63,840.00	78.83%
Total Fixed Expenses	\$ 67,080.00	82.83%

Maintenance Funds		
Maintenance Funds Interest Exp	\$ -	0.00%
Total Maintenance Funds	\$ -	0.00%

Total Expenses	\$ 80,985.00	100.00%
<i>Capital Contribution</i>	<i>\$ -</i>	<i>0.00%</i>
Gross Expenses	\$ 80,985.00	100.00%
<i>Avg. Per Unit Expense</i>	<i>\$ 529.31</i>	

Net Income w/Mntc Funds	\$ -	
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Common Expenses Distribution	2026 Annual	2026 Monthly
Unit Type	\$/Unit Type	\$/Unit
Two Bedroom 2 Bath (96)	\$ 28,214.51	\$ 24.49
Three Bedroom 2 Bath (52)	\$ 17,750.90	\$ 28.45
Three Bedroom 3 Bath (0)	\$ -	\$ -
Four Bedroom Small (0)	\$ -	\$ -
Four Bedroom Large (4)	\$ 2,375.45	\$ 49.49
SCU 1	\$ 32,644.14	\$ 2,720.35
Total (153)	\$ 80,985.00	\$ 2,822.77

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SHARED COMPONENT

	2026 Total	% Of Assn Rev
Revenues		
Association Dues	\$ 985,177.14	100.00%
Capital Contribution	\$ -	0.00%
Total Revenues	\$ 985,177.14	100.00%

Contract Labor Expenses		
House Attendants Labor	\$ 51,048.00	5.18%
Maintenance Labor	\$ 48,552.00	4.93%
Management Labor	\$ 12,600.00	1.28%
Total Contract Labor	\$ 112,200.00	11.39%

Operating Expenses		
General		
Cable TV	\$ 85,560.00	8.68%
Cleaning Supplies	\$ 7,200.00	0.73%
Contract Cleaning	\$ 17,400.00	1.77%
Contract Services	\$ 30,000.00	3.05%
Extermination	\$ 12,300.00	1.25%
Guest Supplies	\$ 5,400.00	0.55%
Keys & Locks	\$ 4,800.00	0.49%
Miscellaneous R&M	\$ 3,600.00	0.37%
Contract Labor Insurance	\$ 5,616.00	0.57%
Contract Labor Taxes/Fees	\$ 14,976.00	1.52%
Air Conditioning/Heating	\$ 15,600.00	1.58%
Building R&M	\$ 3,600.00	0.37%
Elevator Expense	\$ 40,800.00	4.14%
Fire Safety	\$ 27,000.00	2.74%
Floor Covering	\$ 300.00	0.03%
Furniture & Fixtures	\$ 600.00	0.06%
Painting & Decorating	\$ 1,500.00	0.15%
Plumbing	\$ 900.00	0.09%
Signage	\$ 300.00	0.03%
Tools & Supplies	\$ 4,200.00	0.43%
Contract Services R&M	\$ -	0.00%
Electrical & Mechanical	\$ -	0.00%
Equipment Rental	\$ -	0.00%
Maintenance Contracts	\$ -	0.00%
Garage Maintenance	\$ -	0.00%
Electric Bulbs	\$ 600.00	0.06%
Total	\$ 282,252.00	28.65%

Utilities		
Electricity	\$ 72,800.00	7.39%
Gas - 1	\$ -	0.00%
Water & Sewer	\$ 118,700.00	12.05%
Total	\$ 191,500.00	19.44%

Total Operating Expense	\$ 585,952.00	59.48%
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Fixed Expenses		
SCU Payment	\$ 32,644.14	3.31%
Insurance - Prop & Liab	\$ 260,585.00	26.45%
COVID-19 Maint Funds Recovery	\$ 18,996.00	1.93%
PY Loss Recovery	\$ -	0.00%
Total Fixed Expenses	\$ 312,225.14	31.69%

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Maintenance Funds For SCU		
Air Conditioning/Heating	\$ 18,000.00	1.83%
Elevators	\$ 11,400.00	1.16%
Carpeting	\$ 42,000.00	4.26%
Plumbing	\$ 1,200.00	0.12%
Roof	\$ 6,000.00	0.61%
Building Structure	\$ -	0.00%
Paint Interior	\$ 2,400.00	0.24%
Fire Safety	\$ 6,000.00	0.61%
Total Maintenance Funds	\$ 87,000.00	8.83%

Total Expenses	\$ 985,177.14	100.00%
<i>Capital Contribution</i>	\$ -	0.00%
Gross Expenses	\$ 985,177.14	100.00%
<i>Per Unit Expense</i>	\$ 6,481.43	

Net Income w/SCU Mntc Funds	\$ -	
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SCU Expenses Distribution	2026 Annual	2026 Monthly
Unit Type	\$/Unit Type	\$/Unit
Two Bedroom 2 Bath (96)	\$ 575,006.11	\$ 499.14
Three Bedroom 2 Bath (52)	\$ 361,759.80	\$ 579.74
Three Bedroom 3 Bath (0)	\$ -	\$ -
Four Bedroom Small (0)	\$ -	\$ -
Four Bedroom Large (4)	\$ 48,411.23	\$ 1,008.57
Total (152)	\$ 985,177.14	\$ 2,087.45

SHARED FACILITIES

	2026 Total	% Of
Revenues		Assn Rev
Association Dues	\$ 617,019.37	99.95%
Pool Bar Electric Payment	\$ 247.20	0.04%
Pool Bar Waste Payment	\$ 37.08	0.01%
<i>Capital Contribution</i>	\$ -	0.00%
Total Revenues	\$ 617,303.65	100.00%

Contract Labor Expenses		
House Attendants Labor	\$ 35,568.00	5.76%
Pool Attendants	\$ 47,304.00	7.66%
Maintenance Labor	\$ 34,584.00	5.60%
Management Labor	\$ 24,084.00	3.90%
Total Contract Labor	\$ 141,540.00	22.93%

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Operating Expenses		
General		
Cleaning Supplies	\$ 600.00	0.10%
Contract Services	\$ 1,500.00	0.24%
Extermination	\$ 600.00	0.10%
Pool Towels - Cleaning	\$ 21,000.00	3.40%
Licenses & Fees	\$ 3,000.00	0.49%
Pool Towels	\$ 13,800.00	2.24%
Maintenance Contracts	\$ 600.00	0.10%
Miscellaneous R&M	\$ 4,800.00	0.78%
Signage	\$ 300.00	0.05%
Gas/Oil	\$ 3,600.00	0.58%
Contract Labor Insurance	\$ 3,240.00	0.52%
Contract Labor Taxes/Fees	\$ 21,600.00	3.50%
Electrical & Mechanical	\$ 420.00	0.07%
Fire Safety	\$ 420.00	0.07%
Fitness Equipment	\$ 3,600.00	0.58%
Grounds	\$ 32,400.00	5.25%
Painting & Decorating	\$ 600.00	0.10%
Pool & Spa Repairs	\$ 8,400.00	1.36%
Pool/Spa Service	\$ 10,800.00	1.75%
Pool/Spa Supplies	\$ 33,600.00	5.44%
Tools & Supplies R&M/Misc	\$ 1,800.00	0.29%
Electric Bulbs	\$ 600.00	0.10%
Uniforms	\$ 300.00	0.05%
Equipment Rental	\$ 360.00	0.06%
Parking Lot	\$ 840.00	0.14%
Total	\$ 168,780.00	27.34%

Utilities		
Electric Expense	\$ 23,149.87	3.75%
Gas - 1	\$ 18,950.00	3.07%
Telephone	\$ 124,332.00	20.14%
Waste Management	\$ 30,000.00	4.86%
Total	\$ 196,431.87	31.82%
Total Operating Expense		
	\$ 506,751.87	82.09%

Fixed Expenses		
Insurance - Prop & Liab	\$ 67,307.50	10.90%
COVID-19 Maint Funds Recovery	\$ 2,417.62	0.39%
Real Estate Taxes	\$ -	0.00%
Total Fixed Expenses	\$ 69,725.12	11.30%

NCL Unit Maintenance Funds		
Air Conditioning/Heating	\$ -	0.00%
Elevators	\$ -	0.00%
Carpeting	\$ -	0.00%
Paint Building	\$ 30,000.00	4.86%
Parking Lot	\$ 1,805.33	0.29%
Plumbing	\$ -	0.00%
Pool/Spa	\$ 9,021.33	1.46%
Roof	\$ -	0.00%
Building Structure	\$ -	0.00%
Fire Safety	\$ -	0.00%
Total NCL Unit Mntc Funds	\$ 40,826.66	6.61%

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Total Expenses	\$ 617,303.65	100.00%
<i>Capital Contribution</i>	\$ -	0.00%
Gross Expenses	\$ 617,303.65	100.00%
<i>Per Unit Expense</i>	\$ 4,061.21	

Net Income w/NCL Mntc Funds	\$ -	\$ -
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SF Expenses Distribution Unit Type	2026 Annual \$/Unit Type	2026 Monthly \$/Unit
Two Bedroom 2 Bath (96)	\$ 360,293.96	\$ 312.76
Three Bedroom 2 Bath (52)	\$ 226,675.62	\$ 363.26
Three Bedroom 3 Bath (0)	\$ -	\$ -
Four Bedroom Small (0)	\$ -	\$ -
Four Bedroom Large (4)	\$ 30,334.07	\$ 631.96
Total Units (152)	\$ 617,303.65	\$ 1,307.98

TOTAL ASSESSMENTS					
All Expenses Distribution Unit Type	2026 Annual \$/Unit Type	2026 Monthly \$/Unit	2025 Monthly \$/Unit	Variance	% Change
Two Bedroom 2 Bath (96)	\$ 963,514.58	\$ 836.38	\$ 813.84	\$ 22.55	2.77%
Three Bedroom 2 Bath (52)	\$ 606,186.32	\$ 971.45	\$ 945.26	\$ 26.19	2.77%
Three Bedroom 3 Bath (0)	\$ -	\$ -	\$ -	\$ -	0.00%
Four Bedroom Small (0)	\$ -	\$ -	\$ -	\$ -	0.00%
Four Bedroom Large (4)	\$ 81,120.75	\$ 1,690.02	\$ 1,644.45	\$ 45.56	2.77%
SCU 1	\$ 32,644.14	\$ 2,720.35	\$ 2,773.92	\$ (53.58)	-1.93%
Total (153)	\$ 1,683,465.79	\$ 6,218.20	\$ 6,177.47	\$ 40.72	0.66%